



SURF CITY TOWN COUNCIL REGULAR MEETING MINUTES

Friday, January 18, 2019

Surf City Town Hall – 201 Community Center Drive

9:00 A.M.

6:30 P.M.

Council Present:

Dougals C. Medlin, Mayor

William J. (Buddy) Fowler, Mayor Pro-Tem

Nelva Ablury

Donald R. Helms

Teresa Batts

I. CALL TO ORDER – Douglas C. Medlin, Mayor

II. INVOCATION – William J. (Buddy) Fowler, Mayor Pro-Tem

III. PLEDGE OF ALLEGIANCE - Donald R. Helms, Councilman

IV. MAYOR'S REMARKS –

We ask that all in attendance please set your cell phones to silent or vibrate mode. The Council offers the public an opportunity to speak during the meeting. Comments should be limited to three minutes each and must be directly issue-oriented with agenda items for this meeting, or an issue upon which the Council has control.

Citizen speakers will be acknowledged in the order in which they sign up to speak and will address all comments to the Board as a whole and not one individual Council member. Speakers will address the Council from the speaker's podium at the front of the room and will begin their remarks by stating their name and address. Discussions between Speakers and members of the audience will not be allowed. Public comment is not intended to require the Council to answer any impromptu questions. Speakers are expected to be civil in their language and presentation. Any comments where the primary purpose is to promote business or candidacy shall not be allowed.

In accordance with the Council's adopted Rules of Procedures, Councilmembers shall reserve responses, if any, for the Council Forum on the agenda.

V. BEACH NOURISHMENT PRESENTATION – TI Coastal LLC

TI Coastal described the impacts of Hurricane Florence on Topsail Island and how the long event was that it lasted four tide cycles. On the island lost 40 million cubic yards of sand. Surf City not an engineered beach, meaning there has been no beach nourishment in recent history. FEMA will not reimburse sand loss for Surf City because it is not an engineered beach, meaning re-imbursement could only come from Category B in FEMA funding. There are

470,00 cubic yards of sand loss just in the dunes. Beach sand loss totals 1,380,000. There are three options for repair:

1. Dune Restoration Only- Truck Haul Sand per FEMA Category B sand source is over 35 miles away at a cost of \$40 per yard a \$16 million project. FEMA reimbursement is confirmed for those lot defined as imminent critical by FEMA.
2. Inshore Dredge Project will only get the beach back to pre-storm condition. This would use all the sand in the inshore sand source from Banks Channel.
3. Offshore Dredge Project- pumping sand from an offshore sand source
4. Federal Army Corps Project- this is a shared project with N. Topsail Beach and requires Army Corps new start designation and Federal funding. The town has been waiting for five years for funding at this time. 6.6 million cubic yards of sand and 1:5 frontal dune slope, these are re-storm calculations from 2013.

Mr. Gibson illustrated that 33% of the homes in Surf City are 30 feet from the first line of vegetation and 55% are 50 feet from the first line of vegetation. By CAMA standards that deems 50% of the ocean front homes in Surf City are currently not re-buildable. All of these projects have a cost between \$16 and \$90 million dollars. The town currently has \$11 million for beach nourishment, which is exactly what was needed for the private cost share project that was projected for the 2020 private beach nourishment project. If the Town goes ahead and replaces the dune without confirming that FEMA will refund the cost then the whole budget for the private nourishment project would be spent on dune replacement. TI Coastal's final recommendation is to look at the beach from a long-term perspective. Chris recommended the areas that are in dire need, need to have the gaps closed and the sand put back and not wait on FEMA, particularly those on the north end and those threatened on the south end with sand that is trucked in. He stated he did not recommend beach pushing or scrapping. Investing \$5 million into dune restoration and then move forward with the private inshore private beach nourishment program.

Dune Options: FEMA Dune Restoration \$18.75 million / 1 \$150,000 / 470,000 million cubic yards at \$39.50 per yard / no guarantee for repayment, possibly if re-paid could take up to 18 months for payment

Re-Build to Pre- Storm: \$23.5 million / 1 mobilization \$4.5 million / 3.2 million cubic yards at \$9.25 yard / Shallow Draft Inlet funding eligible with a 66 state to 33 local match

Federal Project: \$87 million / 2 mobilizations \$4.5 million / 6.6 million cubic yards at \$9.25 yard

VI. PUBLIC COMMENT – Citizens have an opportunity to address the Council for no more than three minutes per speaker on topics which concern agenda items of this meeting.

Ramagosa 107 Bland Terrace stated he attended the meeting 5 years ago, and there was lots of talk of raising funds for beach nourishment and the federal project. Stated he has no faith because nothing has happened.

Tom Loughlin 2416 S Shore Drive stated the ocean is forever changing and that sand pushing did help. He stated that seagrass planting season ends in March and the plantings do help. He ask for consideration from the town for sand fencing and sea grass plantings. The town could purchase the items in bulk and the citizens could purchase from the town.

Daniel Belvins Hampstead stated that Pender County brings in \$90 million in tourism every year. We may be a small town but there is a lot of money in this room. The largest percentage of tourism dollars in the state comes from the east coast. The town shouldn't be begging for anything, this is the largest generator for the state and the beach is that generator. Storms are a guarantee we need a fix not a small patch. The state needs to be pushed they make a lot of money off this beach.

Laura Station 2008 N. New River Drive spoke regarding her concerns of the possibility of raising taxes and how she does not want taxes raised. She asked for a partnership with Pender County for funding. She stated this beach issue will affect our tourism dollars, that tourism will be down.

Lori Beatz 606 N. Shore drive asked for realistic timelines before Spring. She needs to pro-actively tell her guest something, so they know what to expect. She stated she would be happy to put up money to invest in her dune and aid this process along. She spoke on the decks that are in very unsafe conditions and the beach looks like a disaster zone, they need to be quarantined.

Jack Solak 2408 S Shore Drive questioned the possibility of getting federal money, we know that is not going to happen. The town must continue our own private beach. He stated he was in favor of hauling sand for dune replacement. He also spoke on the importance of tourism and occupancy tax. He stated he has spoken to around 21 homeowners and they are all in favor of hauling in sand and they would pay for it themselves.

Allen Sullivan 1310 S Shore Drive stated he has lived here his whole life since Hazel and been damaged or lost in every storm. We can not stop beach erosion, people need a sense of normalcy. They have seen destruction everyone is seeking normalcy in their lives. Individual home owners could do sandbags if they are concerned about their dunes. We need beach access, we do not want the public under private homes trying to gain access to the beach. He requested for temporary access to the beach for the town properties and private homes.

Mike Hendy 410 S Shore Drive stated he is in a hyper critical area and it is vacation rental property, he is getting questions about building back the stairs. He is asking for an answer for his tenants so he can rent his home. He also asked if the hyper critical zones have been identified. He stated he like the critical sand placement then a full nourishment plan and to raise taxes to get the project done.

James Turner of Bland Drive spoke about his lot on the oceanfront and the damage of the dune. He was in disagreement as to where the right-of-way is.

Bob Steil 1010 S. Shore Drive stated he is losing his dune because of the height of the beach. He stated he believes the only thing we can do is to raise the level of the beach and push out the high-tide line.

VII. NEW BUSINESS

1. Beach Nourishment:

Mr. Helms made a motion to approve to spend the \$5 million dune critical replacement and move ahead with the shallow draft inlet project. Mrs. Albury seconded the motion and it was carried.

Mr. Gibson stated to start they will target any imminent threatened areas and plans to go out to bid in the next few weeks.

VIII. COUNCIL FORUM

Mayor told everyone about the Christmas tree dune project that is going on this Saturday, November 19th at noon at the Roland Ave beach access. This project will include a beach sweep and Christmas tree dune placement. He spoke on a dune grass class on March 9th at 1pm at the Welcome Center.

Mr. Hels stated we have been working on beach nourishment for years. We are trying to get normalcy but none of this happens fast when working with other government agencies. He stated their number one priority is the property owners.

Mrs. Albury thanked everyone for coming and it was nice to see everyone here. She thanked the Mayor for all he is doing and how hard he has worked on hurricane issues after this storm even when was misplaced from his home and business. She asked for everyone's patience as we move forward. She spoke on funding issues.

Mr. Fowler stated there is not an easy or quick fix for the beach, we must be patience and work diligently. The funds we have now were originally for the Army Corps project but with all the changes in the federal government that project will probably never be federally funded. We must re-build these berms without over extending ourselves with a debt service. In the fifteen years we have worked diligently on keeping the tax rate near the same, it is our duty as the council to watch the town funds and make sure the dollars are spent wisely.

Mrs. Batts stated that we all look at what is best for your money and your town. You cannot stop mother nature, but we can pray that FEMA will fund us or that the Army Corps will come through. She stated she is not a proponent of pushing but could we go down to the tide level in the North Shore area and bring the sand up, not scraping but picking it up and haul it up to the dune. We are getting ready for tourism and she thanked the public works department for their hard work. Th Hatteras ramps are more handicap accessible and will ease the use of the beach for those individuals. At the last meeting Mr. Sullivan was recognized for his donation of land at the new town hall on Hwy 210. We lost our town hall in the storm and we are temporally place at the Community Center. We hope at the next workshop to have an emergency plan together for council approval.

Mayor Teresa has worked hard on the re-do of the emergency preparedness plan and she will be heading up the new group, with council approval.

IX. ADJOURNMENT

Mr. Helms made a motion to adjourn. Mrs. Albury seconded the motion and it was carried.